

M. J. Brown, Son & Co.



OFFERS OVER £380,000.00 ARE INVITED

HOME REPORT VALUE £390,000.00

An opportunity has arisen to purchase a well-presented first floor flat situated in the most sought-after area of Bruntsfield, Edinburgh, and is within easy reach of the business and historical city centre. Lying to the south of the city centre, Bruntsfield is an extremely vibrant area with a vast selection of outlets including fashionable bars, restaurants and bistros and an excellent range of shopping facilities with banking and postal services included.

There are further amenities available at nearby Morningside and Tollcross and the flat is well located for access to both Edinburgh and Napier Universities. There is schooling also within the area at nursery, primary and secondary levels. Many buses serve this area leading into the city centre and other parts of the town and the property is also well located for access to the outdoor spaces of The Meadows and Bruntsfield Links.

Within the area are theatres at Churchill and the soon-to-be re-opened Kings Theatre and there is also a cinema at Churchill. Craiglockhart Sports Centre is within easy reach of the property

Travelling in a westerly direction access can be gained to the Edinburgh City Bypass and from there a connection can be made to the central motorway network and to Edinburgh International Airport and the Queensferry Crossing.

Situated close to Holy Corner, the property has the benefit of a Tesco Express situated opposite. This offers a constant supply of groceries and is open until 10.00 pm daily. This is indeed a handsome and spacious property which will make an ideal family home, city base or a future investment

The spacious first floor flat comprises a welcoming entrance hall leading to the main apartments. The lounge is an elegant, well-proportioned room with a bay window and there are two double bedrooms, one to the front of the property and one quietly situated to the rear. There is a box room with access from the hall and lounge. The dining room/sitting room is spacious and opens to the kitchen located to the rear of the property. The bathroom has a three-piece suite and shower attachment over bath and the property is served by a gas central heating system.

To appreciate the excellent location of the property at Holy Corner and within easy reach of the city centre of Edinburgh and to see the spacious accommodation on first floor level early viewing is recommended.

The accommodation comprises:-

Mutual Entrance

The property is served with a security entry-phone system and the property is located on the first floor.

Entrance/reception hall

A welcoming entrance hall to this fine property with fitted carpet and radiator. The entry-phone handset is located here and there is a good-sized storage cupboard annexed to the hall.

Lounge

An elegant and well-proportioned room with well-preserved cornice work and with a front-facing bay window. There is a cupboard with a display area above and the focal point is the fireplace with mantel above and hearth. Fitted carpet, radiator, curtains included, ceiling light.

Bedroom No 1

A well-proportioned double bedroom with window to the front of the property. This room also has the benefit of well-preserved cornice work. Ceiling light, curtains and carpet included. Radiator

Bedroom No 2

Quietly situated to the rear of the property with cupboard annexed and the focal point is the fireplace with carved mantel above and tiled surround. Fitted carpet and curtains, radiator.

Dining room/sitting room

Located at the rear of the property this opens onto the kitchen and this area has a fitted carpet, window blind, ceiling light and mantelpiece.

Kitchen

A compact kitchen at the rear of the property with sink unit and drainer, worktops and storage units. There is a gas hob, electric oven and integrated washing machine and fridge. This room also has a useful pulley and there is a window to the rear of the property.

Bathroom

With three-piece suite comprising bath, WC and wash hand basin. The bath has an instant shower over bath and there is a glazed window, vinyl flooring and the walls have been tiled for ease of maintenance.

Boxroom

There is a useful boxroom for storage or could be adapted to a home office. Carpet, radiator and shelving.

Mutual gardens

These are located to the rear of the property and comprise a good-sized area of grass with mature shrubs, trees and bushes surrounding the same.

EPC

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Seller

Paul

Viewing

By appointment with and further particulars from the solicitors:

M J Brown, Son & Company, 10 Dean Bank Lane, Edinburgh, EH3 5BS

Tel: 0131 332 1200 Email: jmat985725@aol.com





M. J. Brown, Son & Co.

SOLICITORS & NOTARIES, ESTATE AGENTS

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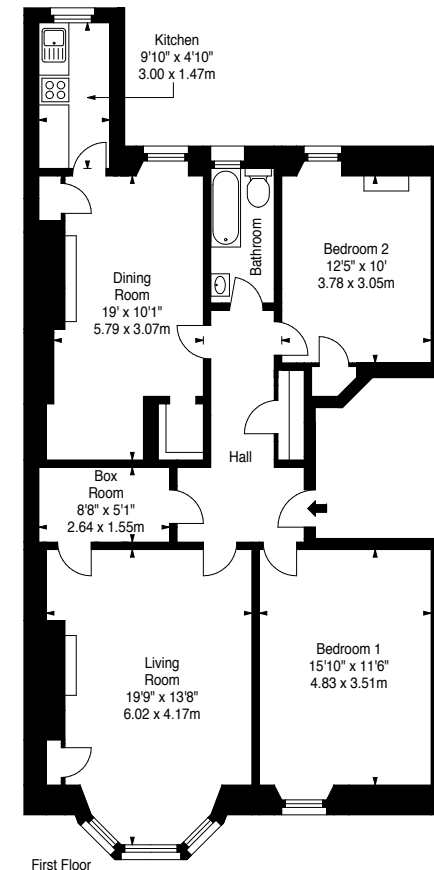
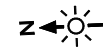
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Midlothian, EH10 4DH



Approx. Gross Internal Area
1044 Sq Ft - 96.99 Sq M
For identification only. Not to scale.
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Anyone wishing to note interest in the property should contact their solicitor in order that they may be informed of any closing date which has been fixed.

The above particulars are believed to be correct and room sizes are approximate and should not form part of any missives. No items are warranted.

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